

COMMISSIONER'S SALE NOTICE

Notice is given, that pursuant to the authority contained in the decretal order of the Circuit Court of Benton County, Arkansas, entered on the 30th day of August, 2016 in a certain cause No. 04CV-2016-240-5 pending between:

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS
CIVIL DIVISION

BERL D. HARRIS and MARY HARRIS,
Husband and Wife

PETITIONERS

vs.

NO. 04CV-2016-240-5

MIKE D. JEFFCOAT and DEBRA JEFFCOAT, Husband and Wife;
CLINARD CONSTRUCTION MANAGEMENT, INC.,
an Arkansas Corporation; DARYL HICKMAN and GINGER
HICKMAN, Husband and Wife; FLOYD MABRY JR. and
KATHY MABRY, Husband and Wife; CENTENNIAL BANK,
Successor by Merger to LIBERTY BANK OF ARKANSAS;
UNITED BANK; BANK OF GRAVETT, an Arkansas Banking
Corporation; and COMMISSIONER OF REVENUES,
DEPARTMENT OF FINANCE AND ADMINISTRATION

RESPONDENTS

The undersigned as Commissioner of this Court, will offer at public venue to the highest bidder, on the second floor lobby of the Benton County Courthouse, in which said Court is held, in the City of Bentonville, Benton County, Arkansas, within the hours prescribed by law for judicial sales on the 1st day of December, 2016 at the hour of 10:30 A.M. the following described real property located in Benton County, Arkansas, to-wit:

The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; and part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ described as beginning at the SE corner of the said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence North 80 rods; thence West 52 rods; thence South 80 rods; thence East 52 rods to the place of beginning, all in Section 30, Township 21 North, Range 33 West, Benton County, Arkansas. Subject to the right-of-way of a county road along the South side thereof.

AND

The W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; and the Fractional S $\frac{1}{2}$ of the SW $\frac{1}{4}$, all in Section 19, Township 21 North, Range 33 West, Benton County, Arkansas. Subject to the right-of-way of a county road.

LESS AND EXCEPT:

Part of the Fractional S $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the South two acres of the Fractional NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 19, all more precisely described as follows: Beginning at an iron pin at the SE corner of said NW $\frac{1}{4}$, SW $\frac{1}{4}$; thence North 88°47'00" West 409.01 feet to an iron pin; thence South 01°37'35" West 365.01 feet to an iron pin; thence North 88°47'00" West 365.01 feet to an iron pin on the Range line; thence along said line, North 01°37'35" East 365.01 feet to an iron pin at the NW corner of said S $\frac{1}{2}$, SW $\frac{1}{4}$, Section 19; thence continue along said line, North 01°37'35" East 113.15 feet to an iron pin; thence leaving said line and along an East-West fence, South 89°17'42" East 774.08 feet to an iron pin in Heston road; thence along and in said road, South 01°37'09" West 120.06 feet to the point of beginning, containing 5.130 acres, more or less.

ALSO LESS AND EXCEPT:

The S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 19, more precisely described as follows: Beginning at an iron pin at the SW corner of said NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 19; thence along and in Heston Road, North 01°37'09" East 330.01 feet to an iron pin; thence leaving said road, South 88°47'00" East 660.02 feet to an iron pin; thence South 01°37'09" West 330.01 feet to an iron pin in Craig Road; thence along and in said road, North 88°47'00" West 660.02 feet to the point of beginning, containing 5.00 acres, more or less.

The property will be sold subject to any property taxes and assessments due on the property; and the costs of sale (including but not limited to publication costs and commissioner's fees) shall be paid by the purchaser.

Purchaser will be required to pay full amount of bid the day of sale or ten percent down with remaining balance due in 90 days bearing interest from the date of sale.

Purchaser will also be required to give bond with approved security to secure payment of the purchase price and a lien shall be retained on property to further secure purchase price the day of the sale.

Given under my hand this 2nd day November, 2016.

/s/ Brenda DeShields
Brenda DeShields, Commissioner

Please pub one time:

November 7, 2016

Mail costs to Attorney:

Paul Davidson, Attorney at Law

P.O. Box 525

Bentonville, AR 72712

479-273-3764

